

14 June 2023

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
PO Box 532
M60 2LA

FAO Jennifer Atkinson

Dear Jennifer

**Former Boddingtons Brewery Site, Dutton Street, Manchester – Section 96A (Non-Material Amendment)
Application to Planning Permission Reference 118831/FO/2018**

Please find enclosed an application for a non-material amendment to Planning Permission ref. 118831/FO/2018 in accordance with Section 96A of the Town and Country Planning Act 1990.

The application relates to the Former Boddingtons Brewery Site and the applicant is Salboy Ltd.

Background

The planning permission on site, as stated on the decision notice is as follows:

“Erection of two buildings (a part 17, part 12 storey building and a part 26, part 23 storey building) to form 556 residential units (Use Class C3a) together with the creation of 3490 sqm of commercial floor space (Use Classes A1, A2, A3, B1 and D1) with associated landscaping, access and other associated works.”

A non-material amendment (Ref. 132287/NMC/2021) was then approved in relation to the scheme in November 2021 which allowed for the trigger points of eight pre-commencement conditions to be amended. These facilitate a discrete area of public realm works, known as the ‘Top Platform’, which supports the opening and full operation of the adjacent Manchester College scheme.

Following this and the approval of the necessary pre-commencement conditions in February 2022 (Ref. CDN/21/0931), the planning permission was lawfully implemented on 14 June 2022.

An application to discharge the pre-commencement conditions for the remainder of the site was submitted in March 2023 (Ref. CDN/23/0215) and is currently awaiting determination. Deloitte are continuing to work with Manchester City Council to agree discharge of these.

Proposed Non-Material Amendments

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee (“DTTL”). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms.

It is proposed that condition 6a attached to Planning Permission Ref. 118831/FO/2018 is amended, as set out in this application and its supporting information. This would support project delivery programme by allowing early enabling works to begin prior to the required information related to the drainage install being available to submit.

The early enabling works package includes trial trenching and investigations, archaeological dig, earthworks and ground remediation and pile mat installation. These are scheduled to begin in July 2023.

There will be no installation of a scheme for the drainage of surface water from the new development until this condition (as amended) is formally discharged following submission of the required information. It is expected that this information will be ready to submit by September 2023 in order to allow works to begin in November 2023.

On this basis, the revised wording of condition 6a is set out below:

“CDN 6a) Notwithstanding the water resources section of the ES stamped as received by the City Council, as Local Planning Authority on the 19 January 2018, (a) Prior to the ~~commencement of each relevant phase of development as detailed in Condition 2~~ installation of a scheme for the drainage of surface water from the new development, the scheme shall be submitted for approval in writing by the City Council as the Local Planning Authority. For the avoidance of doubt this shall include:

- Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;*
- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 40% climate change in any part of a building;*
- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. The flood water should be routed away from the buildings and towards the less vulnerable areas i.e. open spaces, car parks and roads. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.*
- Hydraulic calculation of the proposed drainage system.*
- Construction details of flow control and SuDS elements Each relevant phase of development shall then be constructed in accordance with the approved details, within a previously agreed timescale.”*

Summary

In addition to this cover letter, the application submission comprises the completed Application Forms and ‘Boddingtons – Enabling Works Programme’ prepared by Domis Construction.

The application fee to Manchester City Council for £234 has been provided via the Planning Portal (PP-12215848).

On the basis of the information submitted, we seek your formal agreement that the proposed amendment to the wording of this condition is acceptable and can be dealt with as a non-material amendment.

If you require any further details, please do not hesitate to contact my colleague Joe McElhone (0161 455 6994 / joemcelhone@deloitte.co.uk) and Jasmine Sandhu (0113 341 6838 / jasminesandhu@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP

Enc.